



# HOLLOWELL VETERAN'S MEMORIAL CORRIDOR LCI



*Cobb County...Expect the Best!*

## VISIONING DOCUMENT

### Goals and Visioning

#### VISION

- Preserve and enhance Green Infrastructure – green spaces, Chattahoochee River, cemeteries and historic sites
- Community that is “a desirable location for a live-work-play- building healthy sustainable communities
- Community that provides excellent, convenient and safe access to transit – enhances quality of life
- Good mix of housing, retail, recreation, jobs/employment and industrial
- A community that supports neighborhood that is sensitive to historical resources, safe from crime, and economically vital.
- To preserve and enhance quality jobs and strengthen industrial park employment and economic vitality.

#### COMMON THEME – GOALS

- Protect and enhance green spaces and historic sites
- Access to river – greenway linkages to regional trails and national recreation area and other greenways
- Truck traffic/mobility/I-285 interchange
- Redevelopment of Bowen Homes and Bankhead Courts
- Enhance quality jobs/employment and economic vitality
- Transit mobility
- Create appropriate transportation linkages between the various activities and uses.

- Create a cohesive corridor – physical, functional and aesthetic
- Cohesive pedestrian infrastructure and safety
- Connectivity, traffic flow and street network
- Create entry gateways and distinct identity
- Create a ‘sense of place’ and a distinct identity/character
- Promote redevelopment
- Balance between industrial and residential uses/activity
- Provide community services – retail, entertainment, pocket parks, library, schools, police precinct, restaurants, etc.
- Preserve natural resources and environmental character.
- Support aging in place and preserve the integrity of residential neighborhoods.

## **Community Meeting Input (Public Meeting and Stakeholders)**

### **Preserve**

- Green Space and Historic Sites. There are several civil war sites in the corridor and its vicinity, particularly along Queens mill road. The Mableton Improvement Coalition has conducted a conceptual master plan for the Riverline Historic Area as a complement to the Riverline study.
- Preserve and enhance the existing Cemeteries
- Chattahoochee River: Conserve and enhance the river as an asset and not a dividing line. Preserve wetlands.
- Retain the heavy industrial nature of properties along Riverview road
- Maintain the existing truck routes to the industrial properties. Improve the roads to make them safer.
- Protect existing neighborhoods in the study area from the adverse effects of road widening projects.
- Maintain low density communities with moderate traffic.

- This LCI study should build upon the past studies/efforts such as the Northwest Framework Plan and other studies done for the Hollowell corridor area.
- Maintain the integrity of the residential areas around the corridor.
- Green Infrastructure: Enhance the existing streams, green areas and the environmental character.
- National Register of Historic Places, preserve integrity of historic communities such as collier hills.
- Employment/Jobs at Atlanta Industrial Park

## **Change**

- Bring back Bankhead Courts and Bowen Homes to life!
- Decrease the dominance of industrial uses in the study area and promote more mixed uses.
- Decrease greenhouse gas emissions from the industrial truck traffic.
- Heavy truck traffic that is causing deterioration of roads.
- Traffic flow- Rush Hour commuter traffic and continuous truck traffic on the corridor.
- 285 Interchange: One of the few interchanges with no new improvements in recent years. An improved 285 interchange is critical to attract quality retail in the area.
- Improve I-285 and I-20 interchange south of the study area. This will also help ease congestion on Hollowell Road.
- The aesthetics- “look and feel” of the corridor.
- Stronger Code Enforcement to ensure that people don’t throw junk and hazardous waste on vacant sites along the corridor.
- Improve security along the corridor.
- Close the existing landfills in the study area

- No more recycling plants. Close existing ones.
- Update drainage system on Riverview Road to prevent flooding.
- River is not visible visually and not accessible physically
- Lacks a sense of arrival, no special places along the corridor.
- Address conflict between residential and industrial activity.
- Ensure context sensitive design for GDOT transportation improvements.
- Less dilapidated buildings. Hold property owners accountable for building maintenance and appearance (such as nearby junkyard)
- Would like to see storefront type development

## **Create**

- Live-Work-Play Neighborhood at Bankhead Courts Site.
- Lifelong communities that include senior living alternatives.
- Assisted Living
- Golf Course on Bankhead Courts Site.
- More Lifestyle Retail- Quality grocery store, restaurants
- Indoor recreational center for kids or community center such as boys and girls club
- Community services- Post Office, Library, Senior Center, grocery store
- Incentives to redevelop businesses.
- More green space and pocket parks for passive recreational purposes.
- Farmers Market
- Recycling centers
- Areas to enjoy the River- visually and physically, places for a picnic

- Trade/ Vocational school
- More Police Precincts along the corridor.
- Pedestrian lighting.
- Access Management on Hollowell Road.
- Utilize the property behind Bankhead Courts for green space/ passive recreational purposes.
- Catalyst projects along the corridor
- Replaced/revitalized retail services
- Enhanced signage of historic places
- Sense of arrival, Gateways to the community. A river town concept could be a good idea. Being a main arterial and subject DOT standards need to work with the limitations to create the town on both sides of the road.
- Sense of place: The study area currently lacks “special places” –community spaces/town center
- More Quality jobs – family supportive jobs i.e. good paying jobs.
- Balance the existing residential and industrial activity
- Quality Retail for the workforce as well as community residents (especially on the City of Atlanta side) - Farmers market, restaurants, etc.
- Access to the river
- Safe places to walk for health and exercise
- Jogging/bike path
- Add turn lanes along Hollowell
- Create community gathering spaces. (Riverline study has some recommendations)
- Bring Atlanta Industrial Park to front the corridor that provides some exposure.

## **Connect**

- Safe Pedestrian Systems- Pedestrian friendly streetscapes
- Sidewalk Connectivity on Buckner Road
- Aesthetically pleasing streetscapes and pedestrian connectivity across Cobb and Fulton County.
- Easy and fast connectivity to Atlanta Downtown.
- Trails and Bike Paths. - Trails along Nickajack trail connecting it to the Silver Comet Trail.
- Pedestrian/ Bike Trails along the river.
- Rework River View Road to make it safer, pedestrian friendly and aesthetically pleasing.
- Update Riverview road from Veterans Memorial to South Cobb Drive.
- Express Transit alternatives on Hollowell Road to downtown/midtown
- Connect across the river with trails, bike paths and streetscapes.
- Currently no CCT route runs on the corridor. (A new CCT bus route is planned to be operational soon).
- Park and Ride Terminal.
- Commuter train stops.
- Light Rail. (as opposed to road widening)
- Additional North Bound access ramp to I-285 on Bolton Road.
- New lane on South Bound I-285 from Bolton Road to I-20 west bound exit.
- To make a premium transit corridor
- Connect the different land uses/activities using variety of modes (cars, bikes, pedestrians)

- There are several existing (Silver Comet) and proposed trails in the study area. Connect these to provide a continuous trail network. The Silver Comet could eventually be connected to the proposed beltline.
- Broader connectivity north south arterials (Fulton Industrial and others) to be leveraged in alleviating the traffic along the corridor.
- Improve bike/pedestrian connectivity to green spaces, parks, to create better quality of life
- Consideration for improvements for River View Road - provides connectivity to I-285 and also access to river. This would involve accommodating both truck and other vehicular and ped/bike facilities. It is challenging but has potential
- Provide pedestrian/ bike infrastructure on Hollowell parkway and other connector streets.
- Future road improvements done by the transportation agencies should be context sensitive and allow for multimodal transportation measures.
- The area offers a lot of recreational potential with the green spaces and the historic sites. These assets should be leveraged to promote tourism in the area.
- Create recreational area along the river and connect it to the Chattahoochee recreational area in the north and other existing and potential recreational areas along the river.